

Likewise



For Sale

**\$158K NOI HISTORIC
APARTMENT BUILDING**

13 Newfound Street, Canton, NC 28716

Likewise
COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

828.333.2380 | abigail@likewisecommercial.com | likewisecommercial.com

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OFFERING SUMMARY

SALE PRICE **\$2,495,000**

BUILDING SIZE **± 14,646 SF**

ZONING **CR-2**



PROPERTY FEATURES

- \$158K NOI Investment opportunity in downtown Canton, NC
- 18-unit, 14,646 SF historic apartment building on 0.19 acres
- Strong rental income; multiple long-term tenants, no vacancy, and active waitlist
- Mix of studio, one and two-bedroom units with natural light
- Walkable to shops, restaurants, and breweries
- Minutes drive to grocery stores and other essential businesses
- Easy I-40 access and ± 20 minute drive to Asheville Proper
- MLS# 4295783



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LOCATION INFORMATION

PIN 8657-81-8963

COUNTY Haywood

ZONING CR-2

MAJOR ROADS Newfound St, Main St, I-40

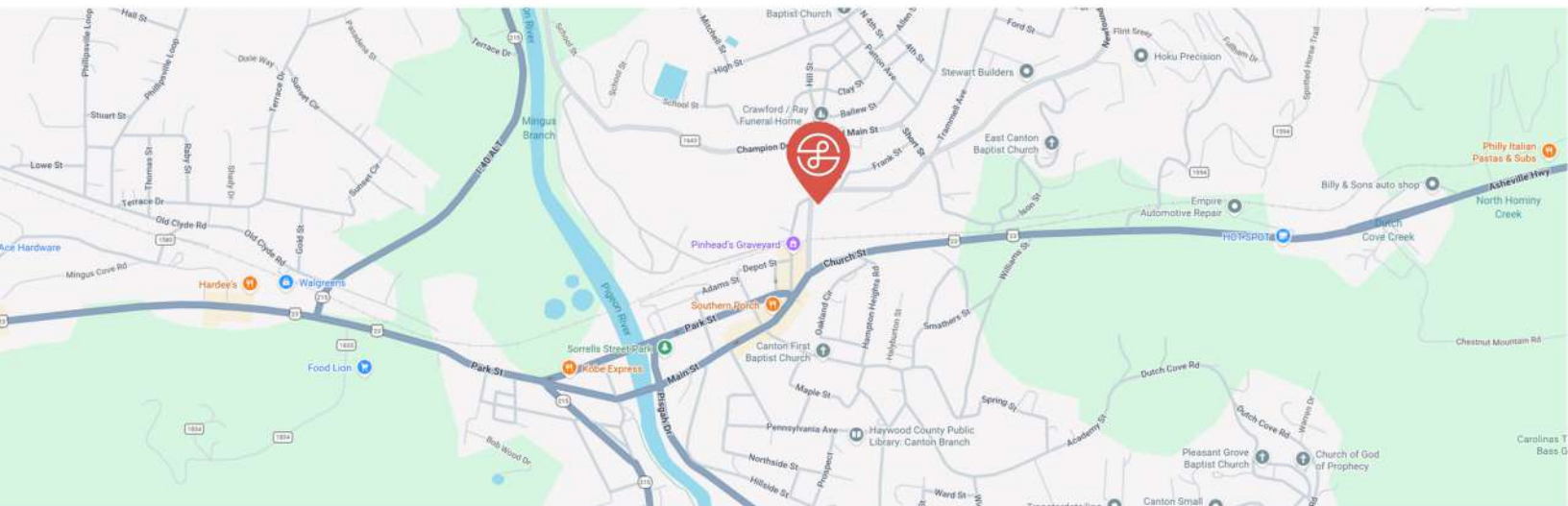
PROPERTY DETAILS

LOT SIZE ± 0.19 Acres

YEAR BUILT 1930

FLOOD ZONE No

TRAFFIC COUNT Up to 5,000 VPD



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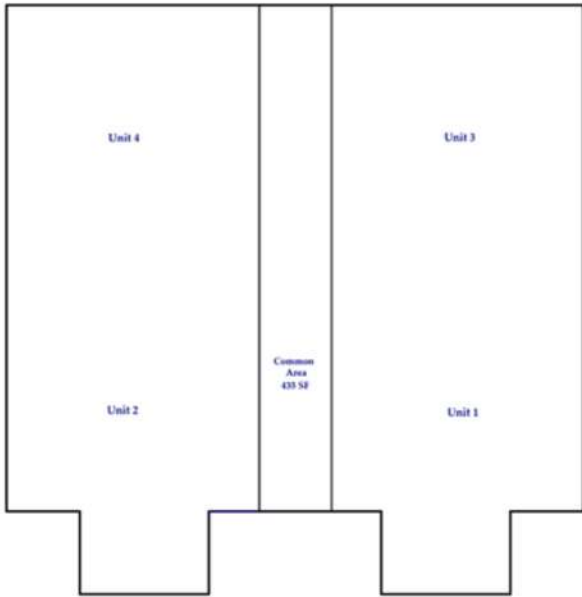
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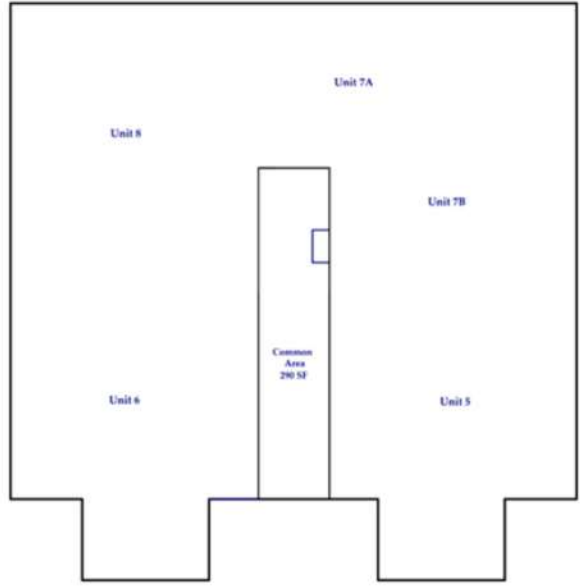
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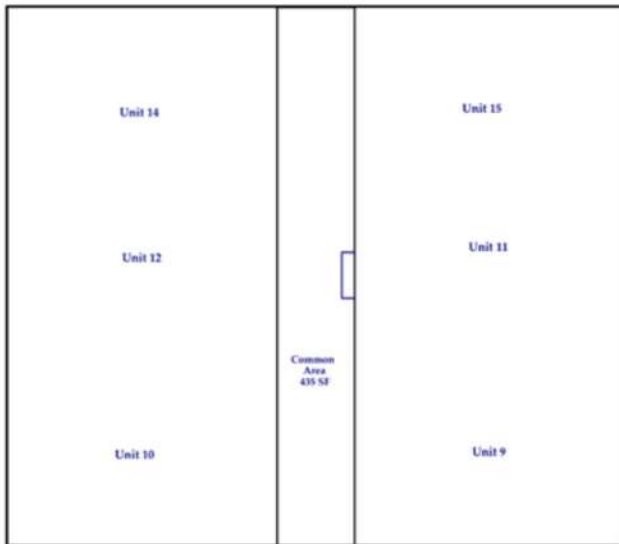
GROSS BUILDING AREA: ± 14,646 SF



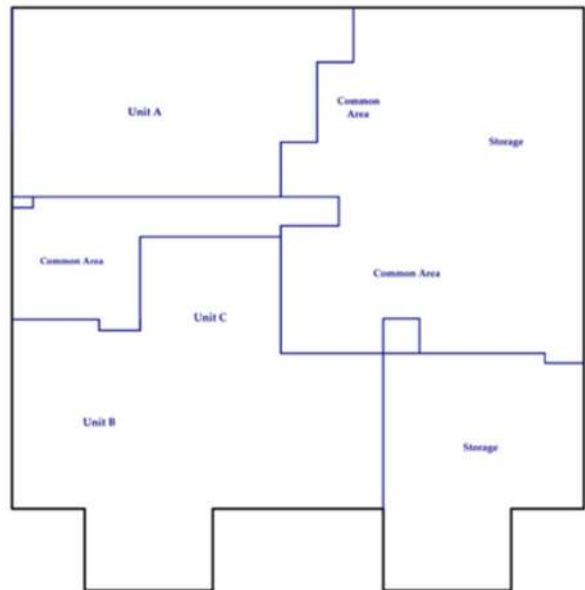
FIRST FLOOR
3725 Square Feet



SECOND FLOOR
3725 Square Feet



THIRD FLOOR
3471 Square Feet



BELOW GRADE
3725 Square Feet
Approximate Layout